

Message Text

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ACTION OC-06

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FM AMEMBASSY KIGALI
TO SECSTATE WASHDC IMMEDIATE 6097
INFO AMEMBASSY ACCRA
AMEMBASSY NAIROBI

C O N F I D E N T I A L KIGALI 711

ACCRA/NAIROBI FOR RCO

E.O. 11652: GDS

TAGS: AFAC, ASEC, NSU

SUBJECT: AFRECOME RENOVATIONS

REF STATE 117056

1. APPRECIATE SUGGESTIONS CONTAINED REFTEL FOR SOLVING BEARING WALL PROBLEMS AND FLOOR LEVELS. OUR COMMENTS FOLLOW. WISH POINT OUT, HOWEVER, THAT DRAWING DWG AA-450 IS UNFORTUNATELY INACCURATE AND HAS PROBABLY LED TO CONFUSION AT BOTH ENDS.

2. BEARING WALLS. CONTRARY TO IMPRESSION GIVEN IN DWG AA-450, FLOOR AREA ROOM 6, AS NOW PROJECTED, ONLY 192 SQUARE FEET. THUS, AFRECOME AND CODE ROOM EQUIPMENT WOULD PRACTICALLY HAVE TO BE SHOE-HORNED INTO THIS SPACE AND WORK CONDITIONS WOULD BE VERY DISAGREEABLE. ALSO QUESTION WHETHER PLACEMENT CRYPTO EQUIPMENT SAME ROOM AS AFRECOME EQUIPMENT WOULD BE ACCEPTABLE TO SY. AT SAME TIME, SPACE ASSIGNED FOR REMAINDER C&R OPERATIONS ROOMS 3, 4, AND 5 SEEMS WASTEFUL. THUS, BELIEVE ORIGINAL ROOM AREA PER DWG AA-450 MUCH PREFERABLE.

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3. FLOOR LEVEL. RE KIGALI 679, EMBASSY DID NOT MEAN TO SAY THAT CONTRACTOR COULD ASSURE UNIFORM FLOOR LEVEL THROUGHOUT ONLY RPT ONLY IF CURRENT EXTERIOR WALL WERE REMOVED (OUR MESSAGE ASSUMED WALL WOULD BE REMOVED IN ANY EVENT, AND THAT REMOVAL WOULD FACILITATE CONTRACTOR'S DOING ROOF AND FLOOR AS ONE JOB). WE ARE ASSURED BY

CONTRACTOR THAT UNIFORM FLOOR LEVEL CAN BE ACHIEVED IF WALL BETWEEN ROOMS 3 AND 6 REMAINS. THIS ASSUMES, HOWEVER, THAT ADDITIONAL 4 INCHES REINFORCED CONCRETE OVER SEPTIC TANK WILL SATISFY DEPARTMENT REQUIREMENTS, AS INDICATED REFTEL. OUR VIEW IS THAT THIS EXTRA REINFORCEMENT ON TOP OF PRESENT CONCRETE COVER WILL MORE THAN SUFFICE.

4. CONTRACTOR'S ESTIMATES. UNTIL VERY RECENTLY, INSTRUCTIONS WE RECEIVED INDICATED CONTRACTOR WOULD NOT RPT NOT BE ALLOWED TO DO INSIDE WORK, BUT THAT THIS WOULD BE DONE BY SEABEES INSTEAD. IN ACCORDANCE REFTEL PARA 4, HOWEVER, WE WILL NOW SEEK CONTRACTOR'S COST ESTIMATE FOR INSIDE WORK ASAP. WE WILL ALSO PROVIDE ASAP HIS SEPARATE ESTIMATE FOR PROPOSED ROOF REMOVAL AND REPLACEMENT AS DESCRIBED KIGALI 679.

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